



Sovereign Court

Brighton Marina Village, BN2 5SJ

O.I.E.O **£325,000** Leasehold

EPC Rating : C

- Well presented 2 bedroom apartment with inner harbour views
- Living/dining room with access to balcony
- Fitted kitchen, en-suite and bathroom
- Allocated parking space

H₂O
HOMES



Brighton Marina well deserves its reputation as one of the city's 'go to' destinations and boasts a frequent 24hr bus service direct into the City Centre and mainline rail station (London Victoria 54 mins). A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex, Casino and David Lloyd Health Club. The marina also benefits from a large supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Welcome to this well presented property with charming views towards the inner harbour. With 2 double bedrooms, a living/dining room opening onto a delightful balcony, well-equipped fitted kitchen, an en-suite shower room and separate bathroom this home offers both comfort and convenience for a lifestyle by the water. As you step into the spacious living/dining room you'll be immediately drawn to the picturesque views of the inner harbour which leads you nicely onto the balcony providing the perfect spot to unwind. The kitchen is fully fitted with modern appliances and offers a functional space to work in. Both the double bedrooms are nicely proportioned with the main bedroom benefitting from an en-suite shower room and for further convenience there is a family bathroom. An allocated parking space is located adjacent to the block ensuring that you never have to worry about finding a place to park.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box and shelving. Central heating thermostat. Smoke alarm. Radiator. Coved ceiling. Ceiling light. Wood effect floor.

KITCHEN

10' 11" x 6' 0" (3.33m x 1.83m)

South facing window overlooking courtyard. Roman blind. Fitted kitchen comprising Firenzi electric oven with Whirlpool 4 ring gas hob and extractor hood over. Bush washing machine, Blomberg fridge and Bosch washing machine. fridge/freezer. 1½ stainless steel sink unit with mixer tap and single drainer. Glowworm gas boiler. Worktops with tiled splash backs. Range of fitted cupboards. Security entry phone. Power points. Radiator. Ceiling light. Wood effect floor.

LIVING/DINING ROOM

19' 7" x 12' 4" (5.97m x 3.76m)

Glazed French doors with views towards the inner harbour and giving access to balcony. Curtain pole. Power points. Satellite/TV point. 2 radiators. Coved ceiling. 2 ceiling lights. Wood effect floor.

BALCONY

Views towards the inner harbour. Painted balustrades and exterior light.



BEDROOM ONE

19' 7" x 9' 9" (5.97m x 2.97m)

Part tiled. High level window. Corner shower cubicle with glazed doors and chrome shower. Hand basin with mixer tap and vanity cupboard under. Mirror and striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO

12' 4" x 8' 2" (3.76m x 2.49m)

South facing window with views over courtyard. Curtain pole. Airing cupboard housing HW tank and slatted shelf. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.



BATHROOM

8' 0" x 6' 4" (2.44m x 1.93m)

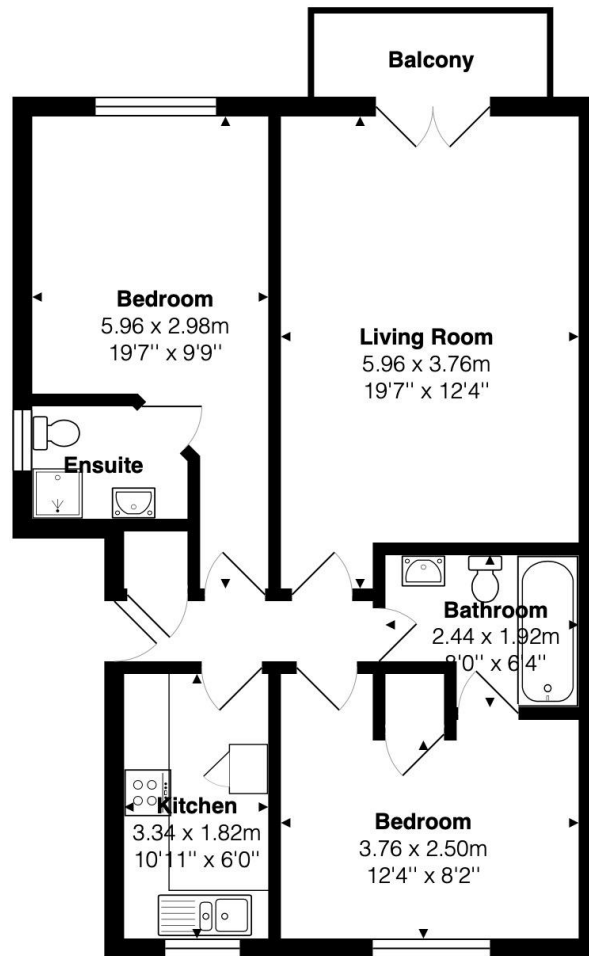
Part tiled. Panelled bath with mixer tap and wall mounted shower. Hand basin with mixer tap. Mirror with striplight/shaver point over. Further large wall mirror. Low level WC. Radiator. Coved ceiling. Ceiling light. Extractor fan. Fitted carpet.



PARKING SPACE

Allocated adjacent to the block.





First Floor
Area: 65.5 m² ... 705 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 81 years remaining.

SERVICE CHARGE

£3,224.58 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band - D

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements